

**LAWRENCE BOARD OF ZONING APPEALS**

**AGENDA**

**MAY 5, 2016 – 6:30 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF CITY HALL AT SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

**CALL THE MEETING TO ORDER**

**TAKE A ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT**

**ITEM NO. 1 COMMUNICATIONS**

Acknowledge communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

**ITEM NO. 2 MINUTES**

Consider approval of the minutes from the April 7, 2016 meeting of the Board.

**BEGIN PUBLIC HEARING:**

**ITEM NO. 3 NUMBER OF PARKING SPACES, INTERIOR PARKING LOT LANDSCAPING, AND PERIMETER BUFFERYARD SETBACK VARIANCES FOR A NEW DENTAL OFFICE DEVELOPMENT; 4111 WEST 6<sup>TH</sup> STREET [DRG]**

**B-16-00130:** A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The first request is for a variance to reduce the code required number of off-street parking spaces for a new dental health care office from 30 stalls required in Section 20-1002 of the City Code to a minimum of 27 stalls. The second variance seeks to reduce the amount of interior parking lot landscaping required in Section 20-1003(c)(1) of the City Code from 1,080 square feet (based on the code standard 40 square feet of landscaping per parking space) to a minimum of 360 square feet. The third variance involves a reduction in the 10 feet minimum width of a Type 1 Bufferyard required in Section 20-1005(c) of the City Code, to a minimum of 4.6 feet along the 60 feet width of the parking area adjacent to the south property boundary. The property is located at 4111 West 6th Street. Submitted by Joy Rhea with Paul Werner Architects, for Freestate Dental Building, LLC, the property owner of record.

**ITEM NO. 4 CITY OF LAWRENCE WATER STORAGE TANKS – SITE AREA AND STRUCTURE SETBACKS FROM ALL PROPERTY LINES; 1220 OREAD AVENUE [JSC]**

**B-16-00132:** A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The first request is for a variance to reduce the 5 acre minimum site area requirement listed in Section 20-601(b) of the City Code to a minimum of 0.78 acres. The second request is for a variance to reduce the

40 foot minimum front setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet. The third request is for a variance to reduce the 40 foot minimum interior side setback requirement listed in Section 20-601(b) of the City Code to a minimum of 20 feet from the north property line, and 15 feet from the southern property line. The fourth request is for a variance to reduce the 40 foot minimum rear setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet. The property is located at 1220 Oread Avenue. Submitted by Philip Ciesielski with City of Lawrence Department of Utilities, for the City of Lawrence, Kansas, the property owner of record.

**ITEM NO. 5      VARIANCE FROM THE MINIMUM NUMBER OF PARKING SPACES  
REQUIRED FOR A MIXED USE COMMERCIAL AND RESIDENTIAL  
DEVELOP; 512 EAST 9<sup>TH</sup> STREET [DRG]**

**B-16-00131:** A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The request is for a reduction in the required number of off-street parking spaces needed for a mixed use commercial and residential development per Sections 20-902, 20-903 and 20-904 of the City Code. The applicant wants to create an additional 1,636 square feet of private workspace/studios on the second level of the north building, which is occupied by Lawrence Creates Makerspace. Expanding the building area requires additional off-street parking spaces, which they are unable to provide. The property is located at 512 E. 9<sup>th</sup> Street. Submitted by Eric Kirkendall, with Lawrence Creates, Inc., with the permission of the property owner of record, Hill Family Investments.

**ITEM NO. 6      MISCELLANEOUS**

- a)            Consider any other business to come before the Board.